

City of Eureka



ADDENDUM 1 TO THE REQUEST FOR PROPOSAL FOR

DEVELOPMENT OF CITY-OWNED PROPERTY AT 2112 BROADWAY

Submission Deadline February 27, 2019

ADDENDUM 1: RFP Development of 2112 Broadway

This addendum is issued as supplemental information to the **RFP Development of City-Owned Property at 2112 Broadway**. This addendum includes the following points of clarification:

Information regarding each of the above items is provided in the following pages.

ADDENDUM #1 (ANSWERS TO QUESTIONS)

Question 1: Currently the property is considered General Commercial and zoned as Non Taxable-Will the property zoning be allowed to change once the sale is completed?

- a. Will the non-taxable be lifted?**
- b. Will we need to go through a process to have it lifted and or changed?**

Answer 1:

- a. The current zoning is **service commercial**
- b. No additional steps should be required to initiate the lift and or removal of "Non-Taxable" zoning for this property. It should occur once the building changes ownership.

Question 2. Can we get information on the buildings age and condition?

- a. When was it built?**
- b. Does it have asbestos?**
- c. Does it have lead paint?**
- d. Has there been an environmental study done on it?**
- e. Is there any issues with contaminates on this property, or underground? Such as storage tanks?**
- f. Is there an easement with Harbor Lanes?**
- g. Is there an appraisal on this property?**

Answer 2:

- a. 2112 Broadway, was constructed in 1954
- b. There is a possibility of asbestos, based on the age of the building
- c. There is a possibility of lead paint, based on the age of the building
- d. there is not documentation stating that there had been an environmental study done on 2112 Broadway.
- e. After review of County documents, there was no record found of any concerns regarding contaminates and no underground storage tanks.
- f. There is no easement granted to Harbor Lanes. However, there is an easement granted to Caltrans. You will need to see the Title Report for more information.
- g. Yes, the City of Eureka does have an appraisal for 2112 B roadway. However, this document is confidential and will not be release for public review.

Questions 3: New intersection signal questions?

- a. Is there a timeline of when this will be done? 2019 or 2020**
- b. Will there be a change to the Egress and Ingress for this property with the new signalized intersection for this property?**

Answers 3:

- a. the time estimate for the completion of intersection signal completion date is Fall of 2019
- b. there will be no changes to either egress or ingress for the intersection signal project.

Questions 4: Can you explain the sealed bid process?

Answer 4: See bid pages 5-8 of the RFP for the required structure

Question 5: Is there any additional information you can provide for 2112 Broadway?

Answer 5: Review the Title Report for additional information pertaining to 2112 Broadway.